

042.A

0006

0061.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
750,000 / 750,000

USE VALUE:

750,000 / 750,000

ASSESSED:

750,000 / 750,000


Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 61 | | PALMER ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|--------------------------|---------|----|
| Owner 1: | LORENZ ADAM M & ASHLEY E | Unit #: | 61 |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 61 PALMER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MOURA JOSEPH R & BEATRICE F -

Owner 2: -

Street 1: 61 PALMER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1713 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 8023 | | | | | | | | | | | | | | G10 | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 746,500 | 3,500 | | 750,000 | | 310423 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 06/01/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 735,400 | 3500 | . | | 738,900 | 738,900 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 654,800 | 3500 | . | | 658,300 | 658,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 487,200 | 3500 | . | | 490,700 | 490,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 444,600 | 3500 | . | | 448,100 | 448,100 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 444,600 | 3500 | . | | 448,100 | 448,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 411,300 | 3500 | . | | 414,800 | 414,800 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 379,000 | 3500 | . | | 382,500 | 382,500 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 379,000 | 3500 | . | | 382,500 | 382,500 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| MOURA JOSEPH R | 51574-504 | | 8/15/2008 | | 384,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|---------------|-----------|--------------|-----|-------------|
| 3/24/2016 | 322 | Porch | 17,235 | | | | | replace porch | 6/1/2018 | Measured | DGM | D Mann |
| 12/31/2013 | 1848 | Solar Pa | 17,500 | C | | | | | 5/30/2014 | Meas/Inspect | PC | PHIL C |
| 10/22/2013 | 1566 | Renovate | 36,000 | C | | | | | 3/3/2014 | Info Fm Prmt | EMK | Ellen K |
| 8/29/2013 | 1306 | Dormers | 47,000 | O | | | | | 2/26/2014 | Info Fm Prmt | EMK | Ellen K |
| 12/1/2008 | 1464 | Redo Kit | 19,600 | | | | | UNIT 61 KIT | 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| | | | | | | | | | 1/21/2009 | Meas/Inspect | 189 | PATRIOT |
| | | | | | | | | | 1/13/2009 | NEW CONDO | BR | B Rossignol |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
| | | | |

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-----------------|-----|------------------------------------|--------------|--------|-----|--------------------------------------|---------------------|---------|-----|----------------------|------|--------------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 2 | Rating: Good | | | OF: 2 SINKS IN UAT & 1 SINK IN BMT. | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 3 | Rating: Good | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | |
| Color: BROWN | | | | A Kits: | Rating: | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: 1916 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | |
| Jurisdct: G15 | Fact: . | | | Floor: 2 - 2nd Floor | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 55.000000000 | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | Interior: | | 1 | 8 | 2 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: 4 - Carpet | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 295.00 | | | | Heating: | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.26295972 | | | | General: | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.00989902 | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 376.261 | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 89100 | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.25000000 | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 917044 | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 170570 | | | | Juris. Factor: 1.00 | Before Depr: 470.33 | | | | | | | | | |
| | | | | Depreciated Total: 746474 | | | | Special Features: 0 | Val/Su Net: 435.79 | | | | | | | | | |
| | | | | | | | | Final Total: 746500 | Val/Su SzAd: 435.79 | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 042.A-0006-0061.0 | | | | | | | | | | IMAGE | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 3 | Garage | D | Y | 1 | 9X18 | A | GD | 1916 | 30.43 | T | 30 | 102 | | | 3,500 | | 3,500 | |
| More: N | Total Yard Items: | 3,500 | | Total Special Features: | | | | | Total: | | | 3,500 | | | | | | |